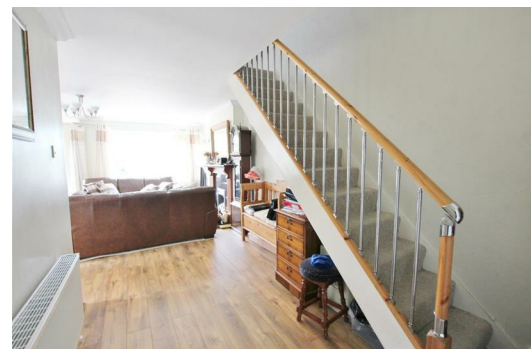




**7 Branwell Close, Christchurch, Hampshire, BH23 2NP**

**£300,000**

TWYNHAM SCHOOL CATCHMENT - A sizeable three bedroom, one reception room semi-detached home situated in a particularly sought after residential area within the much favoured local school catchments including Twynham Comprehensive, and within walking distance of local shops, amenities and bus routes. The nearby town of Christchurch is also within easy reach.

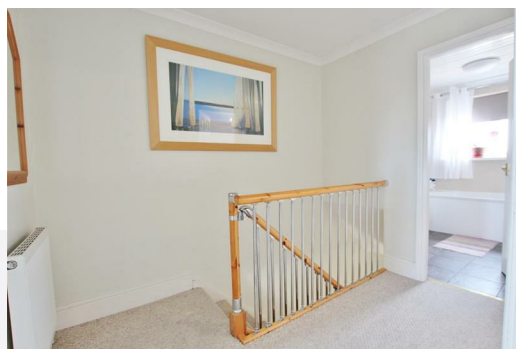


On entry into the house, the substantial kitchen breakfast room which leads to lovely large lounge/diner that has double doors leading to your sunny rear garden. This ground level accommodation is perfect to accommodate a family and offers the ideal space for entertaining family and friends. To complete the accommodation on the ground floor you have a downstairs W/C and wash hand basin.

Onto the first floor, the hallway leads to the fully fitted modern family bathroom, and three double bedrooms.

Outside of property you have a good sized rear garden which is mainly laid to lawn and has a small patio area at the start of the garden. To the front of the property you have off road parking for numerous vehicles.

Branwell Close is situated approximately 1 mile from the centre of Christchurch with its historic 11th Century Priory, pedestrianised shopping facilities and various shops, bars and restaurants. There are local shops nearby in Fairmile Road as well as convenient bus routes to Christchurch and Bournemouth. Christchurch main line railway station is a short level walk away providing links to London, Waterloo. An internal inspection is highly recommended to fully appreciate this particular house.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92-100	A	1-23
B	81-91	B	24-47
C	69-80	C	48-71
D	55-68	D	72-100
E	39-54	E	101-150
F	21-38	F	151-200
G	1-20	G	201-250